

A & P Remodeling Co.

'Floors to Ceilings, and Everything in Between' TM

General & Mechanical Contracting

Commercial & Residential

apremodelingco.com

ph 800-670-9065 fax 800-707-0129

P.O. Box 1045 Valley Stream, New York 11582

Proposal #15716

June 11, 2015

Livingston CRE

235 West 35th Street

Suite 1500

New York, NY 10001

Project: 534 West 42nd Street

A & P Remodeling Co. proposes to provide all necessary labor and material to conduct the work described below, including the following:

- 1) Unit 8- Patch and paint one area on 8th floor and one area on 9th floor. Cost \$1,125.00 plus tax.
- 2) Unit 7- Patch and paint inside closet as described by management. Cost \$3,500.00 plus tax.
- 3) Unit 6- Patch five areas in bedroom, scrape and paint ceiling and walls in bedroom. Scrape and paint bathroom ceiling. Repair/replace approximately 100 sq.ft. of flooring. Cost \$6,200.00 plus tax.
- 4) Unit 5- Scrape and paint bedroom ceiling. Remove and replace entire existing wood floor with new natural bamboo floor. Cost \$10,450.00 plus tax.
- 5) Unit 4- Patch two areas in wall behind bed. Paint bedroom wall and ceiling. Cost \$1,675.00 plus tax.

Note- Work will be performed during regular business hours.

Accepted By: _____ **Sign** _____ **Print Name** _____ **Date** _____

Thank You for Choosing A & P Remodeling Co.

"We Work Hard at Our Job, So You Can Rest Easy at Yours"

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NOTES AND EXCLUSIONS

- 1) This proposal remains in effect for a period of 60 days from date prepared.
- 2) All workmanship is guaranteed for a period of two (2) years from date of completion. Customer shall be billed only for material or equipment that has past manufacturer's warranty.
- 3) Materials and/or equipment shall carry the full manufacturer's warranty.
- 4) All work shall be performed during regular working hours, Monday-Friday, 8AM to 4PM. Overtime is excluded. This agreement recognizes that all work under this agreement shall be performed by highly qualified subcontractors of A & P Remodeling Co. (hereafter referred to as A & P Co.) with a minimum of ten (10) years of experience for their particular type of work. A & P shall provide direct supervision and management of all work performed under this proposal.
- 5) We reserve the right to amend this proposal, if necessary, due to clerical errors.
- 6) Unless otherwise noted, proposal does not include removal of asbestos containing materials. Owner acknowledges that should asbestos be encountered during performance of work, Owner accepts full responsibility for abatement and any fines and/or litigation and legal fees.
- 7) A & P Co. or its subcontractors are not responsible for performing code upgrades or legalization of existing installations.
- 8) A & P Co. or its subcontractors are not responsible for any loss of service or damages resulting from required shutdowns of existing systems, or for any damages to or restoration of finished surfaces caused by the performance of work as described herein.
- 9) A & P Co. or its subcontractors shall not be responsible for any damages to roof membrane, building surfaces or structure, or for any collateral damage as may result from any work performed as result of and/or specified within this proposal by subcontractors or any other parties, and shall be held harmless.
- 10) Building maintenance staff is responsible for shut downs of existing building systems, water restoration/re-pressurization, repair of toilet flush valves, cleaning of debris resulting there from within shower heads, faucet aerators, or any other fixture. Restoration of affected existing building system shall be responsibility of Owner.
- 11) A & P Co. or its subcontractors are not responsible for damage to or correction of concealed/buried services resulting from work performance, including but not limited to electric, water, and cable.
- 12) Work proposed herein is done so without benefit of P.E./R.A. plans, drawings, calculations, or specifications. Any changes to scope of work in addition to that specified herein as resulting from P.E./R.A. plans, drawings, calculations, or specifications shall be at additional cost to Owner. Should such documentation be required by local code officials or any other authority having jurisdiction, it shall be sole responsibility of Owner. Any fines, penalties, stop work orders, punitive actions, and any resulting litigation imposed by local code officials or authorities having jurisdiction shall be sole responsibility of Owner.
- 13) A & P Co or its subcontractors shall not be responsible for delays caused by any other party, act, or action.
- 14) Local D.O.B. application, filing, and permit fees are responsibility of and to be paid by Owner.
- 15) Maintenance of accessories, alterations, attachments, or other devices not covered by this agreement.
- 16) Repair of damage or increase in service time caused by accidents, disasters which include but are not limited to fire, flood, lightening, wind, transportation, neglect, or deviation from the physical, mechanical, or electrical machine design, vandalism, terrorism, or acts of God.
- 17) Repair of damage, replacement of parts (due to other than normal repair), or repetitive service calls caused by the misuse of or tampering with equipment, or fixtures of any type by unauthorized persons.
- 18) Repair of damage, or increase in service time caused by the use of the equipment, or fixtures of any type for other than ordinary use for which designed.
- 19) Repair of damage or increase in service time caused by failure of building to provide to provide a suitable service environment with all facilities, including, but not limited to failure to provide, or failure of adequate electrical power.